

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-17-252-009	4649 LEHIGH	06/11/21	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$258,290	46.54
88-20-17-252-012	4607 LEHIGH	06/09/22	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$269,900	46.53
88-20-17-276-001	4594 WHISPER WAY	04/20/22	\$611,000	WD	03-ARM'S LENGTH	\$611,000	\$304,780	49.88
88-20-17-276-022	4431 BENTLEY	06/13/22	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$310,730	49.72
88-20-17-401-014	1433 FOUNTAIN	10/18/21	\$472,000	WD	03-ARM'S LENGTH	\$472,000	\$232,200	49.19
88-20-17-402-014	4387 LEHIGH	11/03/22	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$335,850	50.13
88-20-17-403-004	4388 LEHIGH	05/18/22	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$251,250	43.32
88-20-17-403-016	4373 BENDER	12/09/22	\$576,000	WD	03-ARM'S LENGTH	\$576,000	\$279,620	48.55
88-20-17-430-003	1087 BYRON	06/21/22	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$331,910	49.54
Totals:			\$5,339,000			\$5,339,000	\$2,574,530	
							Sale. Ratio =>	48.22
							Std. Dev. =>	2.27

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$516,580	\$158,102	\$396,898	\$320,356	1.239	2,742	\$144.75	17C	5.3833
\$539,809	\$158,102	\$421,898	\$341,114	1.237	2,399	\$175.86	17C	5.1727
\$609,567	\$158,102	\$452,898	\$403,454	1.123	2,724	\$166.26	17C	6.2544
\$621,468	\$158,102	\$466,898	\$414,089	1.128	2,639	\$176.92	17C	5.7566
\$464,409	\$166,710	\$305,290	\$266,040	1.148	2,024	\$150.83	17C	3.7562
\$671,705	\$158,102	\$511,898	\$458,984	1.115	3,253	\$157.36	17C	6.9810
\$502,492	\$160,502	\$419,498	\$305,621	1.373	2,666	\$157.35	17C	18.7512
\$559,241	\$204,826	\$371,174	\$316,725	1.172	2,794	\$132.85	17C	1.3182
\$663,814	\$158,102	\$511,898	\$451,932	1.133	3,184	\$160.77	17C	5.2408
\$5,149,085		\$3,858,350	\$3,278,315			\$158.11		0.8165
			E.C.F. =>	1.177		Std. Deviation=>	0.084531809	
			Ave. E.C.F. =>	1.185		Ave. Variance=>	6.5127	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
COLONIAL		\$158,102	No	/ /		R-1B	401	56
COLONIAL		\$158,102	No	/ /		R-1B	401	61
COLONIAL		\$158,102	No	/ /		R-1B	401	71
COLONIAL		\$158,102	No	/ /		R-1B	401	70
COLONIAL		\$158,102	No	/ /		R-1B	401	59
COLONIAL		\$158,102	No	/ /		R-1B	401	71
COLONIAL		\$158,102	No	/ /		R-1B	401	57
COLONIAL		\$158,102	No	/ /		R-1B	401	56
COLONIAL		\$158,102	No	/ /		R-1B	401	66

5.495531738

Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfront
----------------------	--------	--------------	-------	-----------------------	-------------------	----------------	------------

Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character